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BEFORE THE HEARING EXAMINER  
FOR THE CITY OF SEATTLE

In the Matter of the Appeal of:

ESCALA OWNERS ASSOCIATION

Of a Master Use Permit Decision issued by  
the Director, Seattle Department of  
Construction & Inspections

Hearing Examiner File: MUP-17-035

DECLARATION OF CHERYL WALDMAN  
IN SUPPORT OF JOINT RESPONSE TO  
RESPONDENT'S MOTION FOR SUMMARY  
JUDGMENT

I, CHERYL WALDMAN, under penalty of perjury under the laws of the State of  
Washington, declare as follows:

1. I am a Land Use Planner Supervisor for the City of Seattle Department of  
Construction and Inspections ("SDCI"). I am over the age of eighteen and am competent to testify  
to the matters set forth herein.

2. Based on my review of the SDCI permit records, I identified at least 12  
developments that adopted the Downtown Height and Density Final Environmental Impact  
Statement ("DHDC FEIS") and an Addendum as part of the City's SEPA review. Several of these  
projects are listed below:

- Construction of two 29-story residential towers over a 12-story podium 2326 6<sup>th</sup> Avenue (Master Use Permit No. 3020315). Notice of Adoption of DHDC FEIS and Addendum issued on May 18, 2017. This project was not identified as a specific study site in the DHDC FEIS Preferred Alternative List for Potential Development.
- Construction of two 40-story towers and a 10-story podium building with 638 residential units, approximately 175,116 sf. of office and 10,509 sf. of retail at 2301 7<sup>th</sup> Avenue (Master Use Permit No. 3019371). Notice of Adoption of DHDC FEIS and Addendum on December 5, 2016. This project was not identified as a specific study site in the DHDC FEIS Preferred Alternative List for Potential Development.
- Construction of two 31-story office buildings with 25,885 sf. of retail at 1201 2<sup>nd</sup> Avenue (Master Use Permit Nos. 3019177/3019178). Notice of Adoption of DHDC FEIS and Addendum issued on October 13, 2016. This project was not identified as a specific study site in the DHDC FEIS Preferred Alternative List for Potential Development.
- Construction of a 59-story building with 780,000 sf. of office and 178 residential uses and 12-story development with 180 hotel rooms and retail space at 1301 5<sup>th</sup> Avenue (Master Use Permit No. 3017644 or Rainier Tower). Notice of Adoption of DHDC FEIS and Addendum issued on July 11, 2016. This project was not identified as a specific study site in the DHDC FEIS Preferred Alternative List for Potential Development.

- Construction of a 38-story building with 380 residential units and 3,500 sf. of retail at 2030 8<sup>th</sup> Avenue (Master Use Permit No. 3010962). Notice of Adoption of DHDC FEIS and Addendum issued on June 30, 2011. This project was not identified as a specific study site in the DHDC FEIS Preferred Alternative List for Potential Development.
- Construction of a 35-story building with 290 residential units and 14,850 sf. of retail at 1430 2<sup>nd</sup> Avenue (Master Use Permit No. 3009156). Notice of Adoption of DHDC FEIS and Addendum issued on May 26, 2011. This project was identified as a specific study site in the DHDC FEIS Preferred Alternative List for Potential Development ("List"). The List assumed 387 residential units would be constructed.
- Construction of a 40-story building with 357 residential units and 2,663 sf. of retail at 2116 4<sup>th</sup> Avenue (Master Use Permit No. 3009145). Notice of Adoption of DHDC FEIS and Addendum issued on December 16, 2010. This project was not identified as a specific study site in the DHDC FEIS Preferred Alternative List for Potential Development.
- Construction of a 38-story building with 186 residential units, 139 hotel rooms and 6,073 sf. of retail at 1931 2<sup>nd</sup> Avenue (Master Use Permit No. 3007606). Notice of Adoption of DHDC FEIS and Addendum issued on September 8, 2008. This project was identified as the List, which assumed 387 residential units would be constructed.

- Construction of a 39-story building with 7,733 sf. of retail at 2015 2<sup>nd</sup> Avenue (Master Use Permit No. 3007605). Notice of Adoption of DHDC FEIS and Addendum issued on June 12, 2008. This project was identified on the List, which assumed that 350 residential units would be constructed.
- Construction of a 36-story office building over a three-story base structure with 6,176 sf., of retail space at 505 Madison Avenue (Master Use Permit No. 3006834). Notice of Adoption of DHDC FEIS and Addendum issued on August 4, 2008. This project was identified on the List, which assumed 489,000 sq. ft. of office space would be constructed; and
- Construction of two 32-story residential buildings over an 8-story base at 2301 6<sup>th</sup> Avenue (Master Use Permit No. 3004231). Notice of Adoption of DHDC FEIS and Addendum issued on May 10, 2007. This project was not identified as a specific study site in the DHDC FEIS Preferred Alternative List for Potential Development.

3. The City has historically utilized the same adoption of a programmatic EIS for zoning changes and project-specific addendums for projects within South Lake Union and the South Downtown/Pioneer Square neighborhoods. The South Lake Union Height and Density Alternatives Final Environmental Impact Statement ("SLUHDA FEIS") was issued in April 2012. The Livable South Downtown Final Environmental Impact Statement ("LSD FEIS") was issued in May 2008.

4. Examples of projects that have adopted the SLUDHDA FEIS or the LSD FEIS include:

- Construction of a 14-story structure containing 79 apartments, 312,712 sq. ft. of office space, and 8,260 sq. ft. of retail at 625 Boren Ave N (Master Use Permit No. 3022087). Notice of Adoption of SLUHDA FEIS and Addendum issued on January 26, 2017.
- Construction of a 40-story building containing 465 apartment units above 15,600 sf of retail space at 970 Denny Way (Master Use Permit No. 3018935). Notice of Adoption of SLUHDA FEIS and Addendum issued on November 30, 2015.
- Construction of a building with 668 units distributed among three towers (10, 20 and 25-stories) with 21,784 sq. ft. ground floor retail and one 20-story 424,061 sq. ft. office building with 11,762 sq. ft. ground level retail at 201 King Street (Master Use Permit No. 3009251). Notice of Adoption of LSD FEIS and Addendum issued November 9, 2009.

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

DATED this 11<sup>th</sup> day of January 2018, at Seattle, Washington.

  
CHERYL WALDMAN